

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Michael Timothy Lynch legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part here...

hereby petition for a variance from Section 1A04.3B.3 to permit a side yard setback of 22' (feet) in lieu of the required 50' (feet)...

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Need to enlarge present living space due to growing family. Enclosing the carport is the most feasible and inexpensive way since it is on an existing foundation and under an existing roof. Planned use of the proposed enclosure would be a family room.

MAP: 100-14-10
SECTION: 11
DATE: 8/15/79
BY: [Signature]

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Michael Timothy Lynch
Contract purchaser
Mary Teresa Lynch Legal Owner
Address: 11202 Pfeffers Road
Bradshaw, Md. 21021

John W. Hession, III
Petitioner's Attorney
John W. Hession, III
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of July, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of August, 1979, at 9:30 o'clock A.M.

(over)

RE: PETITION FOR VARIANCE
W/S of Pfeffers Rd. 782'
S of Bradshaw Rd., 11th District
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

MICHAEL T. LYNCH, et ux, Petitioners : Case No. 80-43-A

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 8th day of August, 1979, a copy of the foregoing Order was mailed to Mr. and Mrs. Michael T. Lynch, 11202 Pfeffers Road, Bradshaw, Maryland 21021, Petitioners.

John W. Hession, III
John W. Hession, III

September 27, 1979

Mr. & Mrs. Michael Timothy Lynch
11202 Pfeffers Road
Bradshaw, Maryland 21021

RE: Petition for Variance
W/S of Pfeffers Road, 782' S of
Bradshaw Road - 11th Election
District
Michael Timothy Lynch, et ux -
Petitioners
NO. 80-43-A (Item No. 239)

Dear Mr. & Mrs. Lynch:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

Beginning at a point on the West side of Pfeffers Road, 782 feet South of Bradshaw Road and thence running South 19° 03' East, 100 feet; thence South 69° 15' West, 230 feet; thence North 19° 03' West, 100 feet; thence North 69° 15' East, 230 feet to the point of beginning.

Also known as 11202 Pfeffers Road

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO: John D. Seyffert, Director
FROM: Office of Planning and Zoning
SUBJECT: Petition #80-43-A, Item 239

Petition for Variance for side yard setback
West side of Pfeffers Road 782 feet South of Bradshaw Road
Petitioner - Michael T. Lynch, et ux

11th District

HEARING: Tuesday, August 21, 1979 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

John D. Seyffert
John D. Seyffert
Director of Planning and Zoning

JDS:JGH:rw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 3, 1979

COUNTY OFFICE BUILDING
111 W. Chesapeake Ave.
Towson, Maryland 21204

ofo
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Planning Commission
Bureau of Public Information
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Michael T. Lynch
11202 Pfeffers Road
Bradshaw, Maryland 21021

RE: Item No. 239
Petitioners - Michael T. Lynch et ux
Variance Petition

Dear Mr. & Mrs. Lynch:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:mk

Enclosures

Mr. & Mrs. Michael T. Lynch
11202 Pfeffers Road
Bradshaw, Maryland 21021

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 6th day of July, 1979.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Michael T. Lynch et ux

Petitioner's Attorney

Reviewed by: Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

ORDER RECEIVED FOR FILING

DATE September 22, 1977

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore, the Variance should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of September, 1977, that the herein Petition for Variance to permit a side yard setback of twenty-two feet in lieu of the required fifty feet, for the expressed purpose of an addition to the existing dwelling to provide an increase in the living area, should be and the same is GRANTED, from and after the date of this order, subject, however, to the following restrictions:

1. Compliance with the comments submitted by the Department of Permits and Licenses, dated May 18, 1979.
2. Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #239 (1978-1979)
Property Owner: Michael T. & Mary T. Lynch
W/S Pfeffers Rd. 782' S. Bradshaw Rd.
Existing Zoning: RC-5
Proposed Zoning: Variance to permit a side setback of 28' in lieu of the required 50'.
Acres: 0.5277 District: 11th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Pfeffers Road, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is utilizing private onsite water supply and sewage disposal facilities.

Very truly yours,

[Signature]
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:as
cc: J. Trenner, J. Somers

QQ-SW Key Sheet
49 NE 42 Pos. Sheet
NE 13 K Topo
64 Tax Map

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 434-3211

LESLIE P. GRAEF
DIRECTOR

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #239, Zoning Advisory Committee Meeting, May 22, 1979, are as follows:

Property Owner: Michael T. and Mary T. Lynch
Location: W/S Pfeffers Road 782' S. Bradshaw Road
Existing Zoning: RC-5
Proposed Zoning: Variance to permit a side setback of 28' in lieu of the required 50'.
Acres: 0.5277
District: 11th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Current Planning and Development

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 434-3550

STEPHENE COLLINS
DIRECTOR

July 11, 1979

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

This department has no comments about item numbers 234, 237, 238, 239, and 240.

Very truly yours,

[Signature]
Michael S. Flanigan
Engineer Associate II

MSF/mjm

baltimore county
department of health
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

June 26, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 239, Zoning Advisory Committee meeting of May 22, 1979, are as follows:

Property Owner: Michael T. & Mary T. Lynch
Location: W/S Pfeffers Rd. 782' S Bradshaw Rd.
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 28' in lieu of the required 50'
Acres: 0.5277
District: 11

The existing dwelling is presently served by a private well and sewage disposal system, both of which appear to be functioning properly. The proposed garage will not interfere with the location of either the well or septic system, therefore no health hazards are anticipated.

Very truly yours,

[Signature]
Ian J. Foxgett
Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRF:phg

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: William E. Hammond
Office of Planning and Zoning
FROM: Lt. Thomas Kelly
Fire Prevention Bureau

Date: June 14, 1979

SUBJECT: Zoning Advisory Committee Meeting of May 22, 1979

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

ITEM # 234 Property Owner: Douglas W. & Connie J. Largent
Location: SW/S Big Stone Ct. 109' SE Johnnycake Rd.
No Comments

ITEM # 235 Property Owner: Jay D. & Jeffrey B. Sherr
Location: NW/S Carroll Ave. 385' SW Wilbur Ave.
No Comments

ITEM # 238 Property Owner: Albert M. Scharrmann, et al
Location: S/S Trepid Rd. 427.71' W Silvage Rd.
No Comments

ITEM # 239 Property Owner: Michael T. & Mary T. Lynch
Location: W/S Pfeffers Rd. 782' S Bradshaw Rd.
No Comments

ITEM # 240 Property Owner: Charles M. & Linda M. Boblitz
Location: W/S St. Georges R. 900' S Middleborough Rd.
No Comments

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 434-3610

JOHN D. SEYFERT
DIRECTOR

May 18, 1979

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item # 239 Zoning Advisory Committee Meeting, May 22, 1979 are as follows:

Property Owner: Michael T. & Mary T. Lynch
Location: W/S Pfeffers Road 782' S Bradshaw Road
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 28' in lieu of the required 50'.
Acres: 0.5277
District: 11th

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.B.) 1970 Edition and the 1971 Supplement, and other applicable codes.

X B. A building permit shall be required before construction can begin.

C. Additional _____ Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

X E. Three sets of construction drawings may be required to file an application for a building permit.

F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0".

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

I. No Comment.

X J. Comments: It is assumed existing footings are capable of meeting the Building Code as to frost depth 30" etc.

Very truly yours,

[Signature]
Charles E. Burdum
Plans Review Chief

CEB:bjg

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 18, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: May 22, 1979

RE: Item No: 234, 235, 236, 237, 238, 239, 240
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

[Signature]
W. Nick Petrovich,
Field Representative

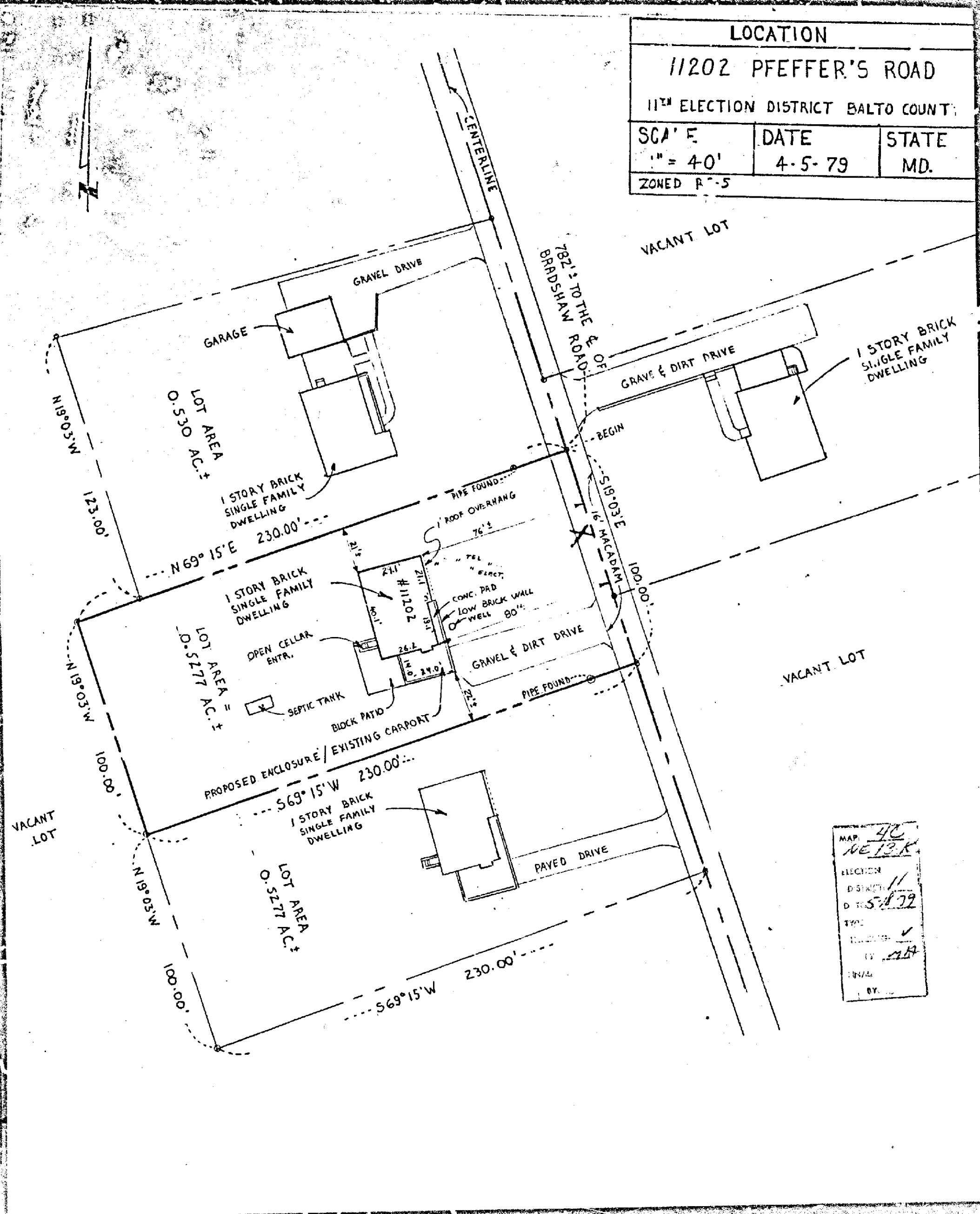
BNP/bjg

JOSEPH N. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOYDANIS

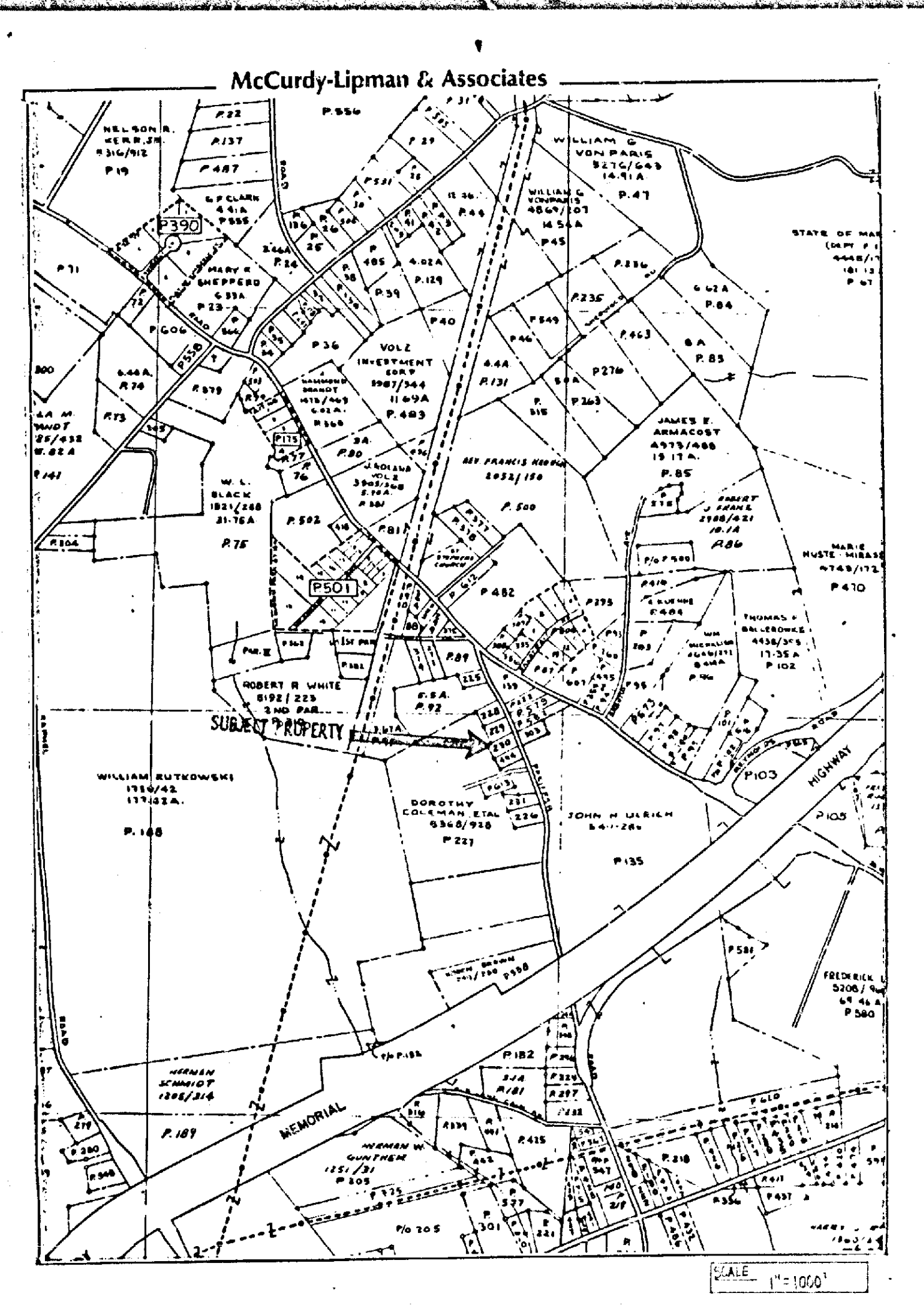
THOMAS H. GOYER
MRS. LORRAINE P. KENNELLY
ROGER D. HAYDEN

ALVIN LOBECK
MRS. MILTON W. SMITH, JR.
RICHARD W. THAYER, D.V.

JAN 2 1980



LOCATION
11202 PFEFFER'S ROAD
11TH ELECTION DISTRICT BALTO COUNT.
SCALE 4-0' DATE 4-5-79 STATE MD.
ZONED R-5



CERTIFICATE OF PUBLICATION
TOWSON, MD. August 16, 1979

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once a week~~ one time before the 6th day of September, 1979, the next publication appearing on the 16th day of August 1979.

S. Frank Struth
Manager.

Cost of Advertisement, \$

OFFICE OF THE TIMES NEWSPAPERS
TOWSON, MD. 21204 August 2, 1979

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Michael T. Lynch was inserted in the following:

☐ Catonsville Times ☐ Arbutus Times
☒ Essex Times ☐ Community Times
☐ Towson Times

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 3 day of August, 1979, that is to say, the same was inserted in the issues of August 2, 1979.

STROMBERG PUBLICATIONS, INC.
BY *Laura Pannalake*

CERTIFICATE OF PUBLICATION
TOWSON, MD. August 2, 1979

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once a week~~ one time before the 16th day of August, 1979, the next publication appearing on the 2nd day of August 1979.

S. Frank Struth
Manager.

Cost of Advertisement, \$

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>QRT</i>			Revised Plans:							
Previous case:			Change in outline or description		Yes	No				
			Map #							

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11 Date of Posting: 8/16/79

Posted for: Michael T. Lynch et al.

Petitioner: Michael T. Lynch et al.

Location of property: 11202 Pfeffer's Rd.

Location of Signs: front of property (11202 Pfeffer's Rd.)

Remarks:

Posted by: S. Frank Struth Date of return: 8/24/79

1 sign removed 8/10/79
replaced 8/15/79

OFFICE OF THE TIMES NEWSPAPERS
TOWSON, MD. 21204 August 16, 1979

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Michael T. Lynch was inserted in the following:

☒ Catonsville Times ☐ Arbutus Times
☒ Essex Times ☐ Community Times
☐ Towson Times

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 17 day of August, 1979, that is to say, the same was inserted in the issues of August 16, 1979.

STROMBERG PUBLICATIONS, INC.
BY *Laura Pannalake*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 14 day of July, 1979. Filing Fee \$ 25.00 Received Check Cash Other

S. Eric Blinn
S. Eric Blinn
Zoning Commissioner

Petitioner: Michael T. Lynch Submitted by: Michael T. Lynch

Petitioner's Attorney: Michael T. Lynch Reviewed by: Michael T. Lynch

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 83054

DATE July 19, 1979 ACCOUNT 601-662

AMOUNT \$25.00

RECEIVED FROM Vary T. Lynch

FOR Filing Fee for Case No. 80-43-4

1314722120 25.00450

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 83164

DATE September 6, 1979 ACCOUNT 01-662

AMOUNT \$39.65

RECEIVED FROM Vary T. Lynch

FOR Advertising and Posting for Case No. 80-43-4

3384227 39.65450

VALIDATION OR SIGNATURE OF CASHIER



JAN 22 1980